

Historic Preservation Advisory Board Meeting

January 20, 2005

CALL TO ORDER

The meeting was called to order by Chairperson, Sherry Pittman at 6:30 P.M. with the following members present; Dan Demeyer, Marge Holcomb, Kirk Ragsdale, Peg Pannell-Smith and Mary Hanrahan. Chris Hoover was absent.

PUBLIC HEARING ITEMS

H2004-009

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Frank Counselman for a 225 sq. ft. accessory structure in the rear yard at 802 N. Goliad Street (Counselman Addition, Lot 1, Block A). The tract is zoned (PD-50) Planned Development District and is located within the Old Rockwall Historic District and identified as a "Non- Contributing Property."

Spencer outlined the request stating The applicant, Frank Counselman, has submitted an application for a Certificate of Appropriateness to locate a 225 sq. ft. wooden accessory structure 15' in height located in the rear portion of the lot at 802 N. Goliad. The structure is 45 feet from the main structure. Building separation should be at least 6 feet from any other structure on the same lot.

The house is a non-contributing property within the Historic District but is within 200 feet of other contributing properties. This proximity to contributing properties is what requires the C of A. The accessory building is a wood frame constructed structure with siding and a composition roof. The applicant has stated that he replaced an old 12' x 14' building with the new wood shed, placing it on the same location where the old shed is presently located. The Historic District Guidelines state that "all exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure." Additionally, the Guidelines also state that "materials, structural and decorative elements, and the manner in which they are used, applied or joined together, should be typical of the style and period of the existing structure and new additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures."

The main house was constructed in 1955 with brick and a composition roof. The existing house is not historically contributing to the District at this time and in essence the materials used for the accessory building do not completely match the existing house. The accessory building is not a permanent attachment to the existing house and if painted to match, should be less noticeable to surrounding properties.

Pittman opened the public hearing.

No one came forward.

Hanrahan made a motion to continue the request for a Certificate of Appropriateness (CofA) from Frank Counselman for a 225 sq. ft. accessory structure in the rear yard at 802 N. Goliad Street (Counselman Addition, Lot 1, Block A). The tract is zoned (PD-50) Planned Development District and is located within the Old Rockwall Historic District and identified as a "Non- Contributing Property."

Demeyer seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

ACTION ITEMS

Z2005-002

Discuss and consider a request from Deanna Morrison for a zoning change from (MF-14) Multi-Family to Residential-Office (R-O) for a 0.4-acre tract being lots 1, 2 & 3 B. F. Boydston Survey, and including properties addressed as 308 & 310 S. Fannin.

Spencer outlined the request stating the applicant is requesting a zoning change for two (2) lots which contain two (2) separate residential dwellings each within the Historic District. These properties are located on South Fanning Street north of City Hall. Both properties are listed within the Historic Property survey: 310 South Fannin is listed as a High-Contributing Property and 308 S. Fannin is listed as a Non-Contributing Property. The primary reason for seeking the change in zoning is to allow the applicant the flexibility of Residential and Office in an effort to restore and renovate the house located at 310 South Fannin.

Hanrahan asked if staff has talked with Dennis Wilson, Planning Consultant regarding how this fits into the downtown plan.

LaCroix stated the downtown plan is a zoning layer that is laid over the entire existing downtown area plus the expansion of the CBD. This is the next step to get involved in and takes some months to complete. He stated the applicant has submitted an application and we don't want to isolate this area and it makes sense to review this now. The reconfiguration of the road could also have something to do with it. The approval of the zoning change could also preserve these homes.

Pittman stated she doesn't think the time is right because there are too many unanswered questions such as where is the road going to go, where the downtown plan is headed and why these properties can't be used as residential homes at this time. She stated she wanted to look at this when the time is right.

Hanrahan made a motion not to recommend the request from Deanna Morrison for a zoning change from (MF-14) Multi-Family to Residential-Office (R-O) for a 0.4-acre tract being lots 1, 2 & 3 B. F. Boydston Survey, and including properties addressed as 308 & 310 South Fannin.

There being no second the motion failed.

Demeyer made a motion to continue the request from Deanna Morrison for a zoning change from (MF-14) Multi-Family to Residential-Office (R-O) for a 0.4-acre tract being lots 1, 2 & 3 B. F. Boydston Survey, and including properties addressed as 308 & 310 S. Fannin.

Smith seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

DISCUSSION ITEMS

Discuss Carriage House located at 704 Kernodle

Spencer asked the board for direction on how staff should proceed with this.

Miscellaneous discussion of Historical District issues

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 P.M.

**Historic Preservation Advisory Board Meeting
February 17, 2005**

CALL TO ORDER

The meeting was called to order by Chairwoman, Sherry Pittman at 6:30 p.m. with the following members present; Marge Holcomb, Peg Pannell-Smith and Mary Hanrahan. Daniel Demeyer, Chris Hoover and Kirk Ragsdale were absent.

Staff Present; Robert LaCroix, Chris Spencer and Denise LaRue

APPROVAL OF MINUTES

Minutes of the August 26, 2004 meeting.
Minutes of the November 18, 2004 meeting.
Minutes of the January 20, 2005 meeting.

Due to concerns regarding the minutes there was no action taken at this meeting.

PUBLIC HEARING ITEMS

H2004-009

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Frank Counselman for a 225 sq. ft. accessory structure in the rear yard at 802 N. Goliad Street (Counselman Addition, Lot 1, Block A). The tract is zoned (PD-50) Planned Development District and is located within the Old Rockwall Historic District and identified as a "Non- Contributing Property."

Spencer outlined the request stating the applicant, Frank Counselman, has submitted an application for a Certificate of Appropriateness to locate a 225 sq. ft. wooden accessory structure 15' in height located in the rear portion of the lot at 802 N. Goliad. The structure is 45 feet from the main structure. Building separation should be at least 6 feet from any other structure on the same lot.

The house is a non-contributing property within the Historic District but is within 200 feet of other contributing properties. This proximity to contributing properties is what requires the C of A. The accessory building is a wood frame constructed structure with siding and a composition roof. The applicant has stated that he is proposing to replace an old 12' x 14' building with the new wood shed, placing it on the same location where the old shed is presently located. The Historic District Guidelines state that "all exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure." Additionally, the Guidelines also state that "materials, structural and decorative elements, and the manner in which they are used, applied or joined together, should be typical of the style and period of the existing structure and new additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures."

The main house was constructed in 1955 with brick and a composition roof. The existing house is not historically contributing to the District at this time and in essence the materials used for the accessory building do not completely match the existing house. The accessory building is not a permanent attachment to the existing house and if painted to match, should be less noticeable to surrounding properties.

Hanrahan asked LaCroix to review what is allowed in the residential office district.

LaCroix reviewed the RO district for the board.

Pitman opened the public hearing.

Frank Counselman, applicant addressed the board requesting approval of the request and to answer questions.

Hanrahan asked if he had a specific building type he was planning to use and what are the height and dimensions.

Counselman stated he was planning on using a 225 square foot building in the same place. He presented a brochure with a picture of the type he was planning to use.

Hanrahan asked if it will be larger or smaller than the existing building.

Counselman stated he it should be a little larger.

Hanrahan asked if it would be painted.

Spencer stated it would be required to be painted to match the trim color of the house.

Pittman closed the public hearing.

Pannell-Smith made a motion to approve the request for a Certificate of Appropriateness (CofA) from Frank Counselman for a 225 sq. ft. accessory structure in the rear yard at 802 N. Goliad Street (Counselman Addition, Lot 1, Block A). The tract is zoned (PD-50) Planned Development District and is located within the Old Rockwall Historic District and identified as a "Non- Contributing Property" with the following conditions:

1. Accessory building be painted to match existing primary structure.
2. The proposed accessory building be placed in the exact location where the existing building is currently located.

Holcomb seconded the motion. The motion was voted on and passed by a vote of 4-0.

Pittman left the meeting stating a conflict of interest.

H2005-001

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".

Spencer outlined the request stating The applicant, Debbie Morrison, has made a request for a Certificate of Appropriateness (Cof A) for the addition of exterior window shutters for the structure located at 310 S. Fannin. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant has started a remodeling project of this historic house which has included the interior as well as exterior repair and replacement of the roof.

As required by the historic overlay ordinance, twelve (12) notices were sent to adjacent property owners, and at the time of the report, two (2) notices had been returned in favor.

To aide the HPAB in their review of the Certificate of Appropriateness, the applicant has provided drawing of the proposed shutters, pictures of the proposed shutters and pictures of the existing exterior of 310 S. Fannin.

Smith asked what type of materials the shutters are constructed of.

Deanna Morrison, applicant addressed the board requesting approval request and to answer questions. She stated that she has looked at both wood and synthetic shutters. She stated that the salesman explained that the synthetic shutters are easier to maintain. She stated that they appear as wood. She stated that she would be glad to comply with the board's recommendation.

Holcomb opened the public hearing.

Hanrahan asked if she had any documentation that this house has ever had shutters. She asked if she is restoring the house to its historical nature or adding to it.

Morrison stated she has not made any representation that this house ever had shutters. She stated the siding is not original. She stated at this time she is simply asking to add shutters.

Hanrahan asked what size are the shutters. She stated that the shutters should be installed to look like functional shutters. She stated that the drawing that was presented doesn't look like functional shutters.

Morrison stated she is requesting decorative shutters and not as working shutters. She stated she has driven through the historic district and have not noticed any working shutters and that is not to say there aren't any. She stated that she has looked on Fannin Street and have noticed a number of decorative shutters that are placed in the same way she planned on placing hers.

Hanrahan stated that the historic district is relatively new and there has been some things done to historic houses that were not historically correct. Those things are grandfathered. She stated that when they allow things to a historic house that it is done historically correct.

Morrison stated she understands that and if they chose not to grant the request that will be fine with her. She stated she believes that the shutter would make the house more appealing. She stated that anything her neighbors do to make her neighborhood look better she is all for. She stated she is not for her neighbors doing anything that would be a detriment to the neighborhood. She stated if the board determines this will be a smite to the historic district then so be it.

Hanrahan stated that if we are going to have a historic district then it should be done historically correct.

Morrison stated she understands and will respect whatever their recommendation is.

Hanrahan asked if she would like to see the pictures of how they are installed of historical houses.

Morrison stated she is aware.

Smith stated she has working shutter on her house if she would like to stop by and see them.

Morrison told Smith thanks.

Holcomb stated she thinks the shutters would really add to that house.

Smith asked if she knew the year the house was built.

Morrison stated that the tax roll shows sometime in the fifties. The inspector said it was sometime in the teens.

Smith stated she is in favor of the shutters but would like to see wood shutters. She stated that wood shutters would add to the charm of the house and neighborhood.

Hanrahan stated she would approve of the shutters if they were wood and proportioned to look like working shutters. She stated they don't have to be functioning shutters but need to be installed and sized to look like working shutters. She stated if with that stipulation and with the staff recommendation she would be in favor.

Morrison asked if the proportion on the drawing meets approval.

Hanrahan stated if the drawing was to scale, no.

Morrison stated that it should be able to cover the glass but could be mounted on the outside of the window frame as a decorative shutter.

Hanrahan stated she wants it installed as if it were a working shutter.

Morrison asked if she wanted it to be a working shutter instead of a decorative shutter.

Hanrahan stated it should look like a working shutter.

Smith stated if she would drive by her house she could see what she is talking about. She stated they are hinged differently.

Morrison asked for addressed.

Smith stated it is 602 Williams.

Morrison stated her house was lovely.

Holcomb closed the public hearing.

Hanrahan made a motion to approve the request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property" with the following conditions;

1. Any removal of the shutters once approved will require a CofA.
2. Exterior shutters are to be made of wood.
3. Exterior window shutters are to be proportion to the window and be installed to resemble working shutters.

Smith seconded the motion. The motion was voted on and passed by a vote of 3 to 0.

ACTION ITEMS

Z2005-002

Consider a request from Deanna Morrison for a zoning change from (MF-14) Multi-Family to Residential-Office (R-O) for a 0.4-acre tract being lots 1, 2 & 3 B. F. Boydston Survey, and including properties addressed as 308 & 310 S. Fannin.

LaCroix outlined the request stating the applicant is requesting a zoning change for two (2) lots which contain two (2) separate residential dwellings each within the Historic District. These properties are located on S. Fannin Street north of City Hall. Both properties are listed within the Historic Property survey: 310 S. Fannin is listed as a High-Contributing Property and 308 S. Fannin is listed as a Non-Contributing Property. The primary reason for seeking the change in zoning is to allow the applicant the flexibility of Residential and Office in an effort to restore and renovate the house located at 310 S. Fannin.

The Downtown Plan, which was adopted in November of 2004, states that revisions to the CBD (Central Business District) should occur to allow for a mixture of land uses, establish appropriate parking standards for the Downtown and establish "form-based" development standards. Rigorous architectural and site layout standards will ensure that all new projects will directly contribute to the overall success of the District. The Plan recommends expansion of the CBD including the properties in this request. The plan also indicates these houses to be part of the future expansion of the civic area surrounding the City Hall complex. The plan also states the balance of land in the Downtown District surrounding the core area may be developed for office, retail or residential provided that they adhere to the form-based development standards that ensure they will contribute to the pedestrian-oriented character of the Downtown.

These properties and one other property (Hughes property), not included in the request, that front onto Fannin Street, are the only residential properties in the Historic District that are included in the Downtown Plan. We would not anticipate the removal of these homes in the near future for new development.

As mentioned, the "form-based" development standards for the Downtown District will be the first step for the implementation of the plan. However, the fact that these homes are within the Historic District and their removal or relocation will not likely happen for many years, the new development standards for the Downtown District will not affect these properties unless, as stated, the homes are removed and redevelopment occurs. Additionally, when the form-based development standards are adopted for the Downtown District, these properties will be required to meet those standards should they ever redevelop.

The current zoning is Multi-Family, however, the plan recommends expansion of the CBD which would ultimately change the zoning on the properties in this current request. With these factors in mind, it our opinion that rezoning the property to RO (Residential-Office) will not create impediments to a future zoning change to CBD, however it may be prudent to delay rezoning in order to establish the requirements for the entire district. It is anticipated that the CBD zoning district will allow urban residential and live/work uses by right in addition to office and retail activities associated with typical downtown districts. We would anticipate beginning work creating the new CBD zoning district within the 2005 calendar year. Staff feels that the decision for rezoning at this time is a judgment call for the Commission however; the potential CBD zoning will ultimately establish the uses the applicant is seeking. With these facts in mind, Staff feels that the rezoning can be approved now without creating any future issues with the Downtown Plan.

Smith asked about the historic homes across the street that are residential. She stated that having a business across the street with no parking limitation and if there were cars parked everywhere she stated she would be upset.

LaCroix stated there will not be cars parked up and down the street and if that did become a problem, the city could place signs for no parking. He stated that could happen but the city is trying to place parking in the downtown area. The downtown plan shows the houses to be in the civic area. In the future that could happen but don't see it

anytime soon. Meanwhile, this is the request before the board.

Smith asked if there were some safe guards around the historic district.

LaCroix stated there were not.

Hanrahan stated she understands that Fannin Street is next on the list to be reconstructed.

LaCroix stated that is correct.

Hanrahan asked if there was a time frame and how it will impact this property.

LaCroix stated he could not answer that question fully because I haven't seen the plans for Fannin Street yet. He stated the width of the street would not be changing.

Hanrahan that if the width stays the same then parking on the street won't be an option. She stated that she would prefer to leave this zoning issue as is until the downtown plan moves forward and the central business district rules and guidelines are established. She stated she did not think they should preempt that activity. She stated that she would like to take whatever action necessary so this could be dealt with at that time. She asked LaCroix if he knew how that could be done.

LaCroix stated that the recommendation would be forwarded to planning and zoning commission.

Deanna Morrison, applicant addressed the commission stating that while making the decision to purchase the property they stood on the front porch and look to the left and saw the Pittman-Underwood house which is zoned neighborhood service, a salon that is zoned general retail and directly across the street is the wedding chapel which is also zoned general retail and to the right is the substation for the electrical company and to the rear of the property is city hall parking lot. She stated that the Pittman-Underwood house and the salon looked so cute and thought this seems like a terrific location and there is a constant stream of traffic along Fannin Street. She stated the reason she bought the property is because of some of the things in the downtown plan. She read quotes from the plan. She stated they are equally proud of the area. She stated that she read in the downtown plan that homes can be converted from single family or two family residences to low intensity offices. She stated it is as if this definition was written for them and what they plan to do to this home. She stated this house has set vacant for almost two years and no one has shown interest in using it for a residence. She stated it is ideal for use as a small office. She stated their bank is currently located in a small house on Goliad in this type of district. She stated she doesn't think the owners could have justified the expense of modernizing that home if they could not benefit from being in the residential office district. She stated what they have done to the home so far are make improvements almost to the state where it could be inhabited. She stated it is currently zoned multi-family and could easily be converted to a duplex. If that were to happen it could present some parking issues. She stated she would very much prefer to see this rezoned to residential office so they can

finish the plans they have for the exterior and interior of the house to something that would be much more fitting to the character of the historic district and something people driving down Fannin Street would be proud of. She stated she understands the concerns regarding the neighbors facing a parking lot and if there were three paved spaces in the back yard that would add any more of a problem for them. She stated they had plans not only to paint and add shutters but to also add extensive landscaping to make the home look much nicer than it does now. She stated the electric company is going to erect another pole in front of the property and that would remove the possibility of parking in front. She stated she was not aware of number of the uses that are available in this zoning district. She stated that they may move into this home and work from it as well. She stated they have been approached by an attorney and an accountant that were interested in what they were going to do there. She stated she has talked with Todd Mann that rents the house next door from Billy Peoples. She stated he was very concerned at first about what they planned to do with the house. She stated they now seem very pleased with their plans and would be glad to live next door to a law office. She stated that she spoke to Billy Peoples and that near his house on Ridge Road the zoning had recently been changed to residential office and now there is a message parlor and more. She stated that she believes they have shown their willingness to cooperate with the board to make this zoning change something that would benefit the community. She stated she feels this is the last chance for this house to be restored in a way that the community would be proud of it and hope the board would consider the request.

Carroll Crow, 504 Williams addressed the board stating she was present because she had questions regarding the residential office. She stated that she was the listing agent on a home on Goliad. David Smith applied for and was granted the first residential office zoning. She stated she was under the impression that residential office was for professional offices such as engineers, architects and lawyers those offices would blend in with the neighborhood. She stated that a message parlor, halfway house or a group home doesn't fit. She stated that LaCroix has explained that those uses have to be in there. She stated that she believes that they would have objected to North Goliad being zoned residential office if they would have had idea it would have involved to this. She stated that there are only six or seven old homes on Goliad and this is a historic old home that they are trying to place in this zoning. She stated one wonders if it will stop here. She stated when city hall built at this location that any thought that all of South Fannin would be zoned commercial but that is what is going to happen. She stated that right across the street from city hall someone has opened an art studio. She stated there must be some fine print somewhere that states that if you place a cot in a place and say it is your part time home then you can operate anything you want out of the home. She stated old town is her home and she lives here. She sales real estate. She stated there is not a property that comes on the market anywhere. She stated she sold the Walker house this summer. She stated that fifty percent of her calls were people wanting to start some kind of group home and would that be o.k. She stated that she told them no. This home the board is talking about, when it was listed in the MLS stated it was a great commercial location. She stated she called the listing agent and told her that this was not zoned commercial. She stated the agent didn't care and she left it that way and this lady bought it thinking she could get it zoned commercial. She stated we have the smallest historic district in Texas. She stated that house by

house we are sacrificing to this zoning. She stated that whether anyone knows it or not there are businesses working out of the homes on North Alamo. She stated that she went to pick up an appraisal from appraiser who offices out of his home on Alamo. She stated that no one bought the little house but everyone that has historic homes know that when they are fixed up and restored properly they can bring big money. She stated she didn't believe this house would be in disrepair forever. This house would be a good investment if done properly. She wanted to remind the board that they are the preservation board and they should preserve the neighborhood.

Bob Morrison, applicant addressed the board stating they knew what the zoning was when they bought the house. He stated the property is currently zoned multi-family. He stated it was not the poor woman that bought the house thinking it was commercial. They did know the zoning. The board knows what the house faces and what is around it. He stated he is not asking to change this into an office building. The use would probably be less stressful on the neighborhood than a duplex. He stated they are asking to move it out of the multi-family situation to something more suitable for that house. He stated that he understands that the central business district zoning would be even more stressful for this neighborhood. He stated they would certainly be willing to limit the uses to the lesser of the residential office and central business district. He stated they did not want to continue to postpone it. He stated his goal was to move forward and ask that the board make a recommendation one way or another so they can move forward. He stated they appreciate all their intentions and he thinks this is suitable for the house.

Spencer stated the applicant is asking the board to make some kind of recommendation so that it can be forwarded on to the planning and zoning commission and then on to the city council.

LaCroix stated he would like to respond to a couple of things that have been mentioned about the district such as when the North Goliad district was adopted as you recall there was not a historic district at the time we were adopting the RO district. It was simultaneous but there was no district adopted. As the district was coming in there was some thought about the commercial property in the district. There were some problems with the churches that were involved that did not want to be included in the district. He stated that it made a residential district at that time and excluded the commercial properties. On North Goliad it was done as a PD and tried to incorporate the historical guidelines into that in order to be able to protect the homes and give the historic board some latitude by using that district. That was something city council thought was reasonable. He stated that at the time he did feel as though we needed to limit those uses because it was a new district. Things have changed to a certain degree and there has been some houses removed on North Goliad. There have been some lots on the west side of the road that want to continue to expand the PD up North Goliad and there are a lot of owners that have stated they don't want to live along that busy roadway. He stated that Mrs. Crow was correct that we did want to keep that restrained as far as what was going on there because it did back up as far as some issues of residences backing up to them. In doing that for a year and half we looked at the code and looked at how the area was developing. He stated that we did get some request for different types of uses there and tried to hold down some of the uses that were more intense

such as retail uses. He stated the code does not refer to a massage parlor, it does list massage therapist which a profession that is licensed by the state and we are not demeaning that as a use. He stated there are massage therapists working in hair salons and knew it would be possible that someone might want to come in and request that use in RO. This is considered a professional use. There were some expansions of uses that needed to happen. Recently the board allowed an art studio in the PD and we think those uses will work. He stated that on a limited scale you could have a small, unique, upscale restaurant that might fit in some of those houses. He stated he has seen that in many other cities in their downtown areas. Not only on North Goliad but also in the downtown area. He stated that is just so happens these homes are part of the downtown plan and the historic district. He stated that Mrs. Hanrahan is correct in saying those homes will become apart of the CBD district according to the downtown and the some of the uses we have discussed tonight will then be a by right use in that district in the near future. He stated that in the CBD district people will be required to have parking lots.

Hanrahan made a motion not to recommend the request from Deanna Morrison for a zoning change from (MF-14) Multi-Family to Residential-Office (R-O) for a 0.4-acre tract being lots 1, 2 & 3 B. F. Boydstun Survey, and including properties addressed as 308 & 310 S. Fannin and these properties be included when the central business district guidelines and rules are laid out later on this year.

Smith seconded the motion. The motion was voted on and passed by a vote of 2 to 0. Holcomb abstained.

Spencer stated he wanted to remind the board this will be forwarded to planning and zoning commission.

Pittman returned to the meeting.

Z2005-005

Consider a request from Shirley Black for an amendment to (PD-50) Planned Development No. 50 (Ord. 02-46), specifically to add "Antique/Collectable Sales" as a permitted use within the district.

The applicant has submitted a request to amend PD-50, Planned Development District, by adding an additional use to the permitted use list for this district. The applicant is proposing "Antique/Collectible Sales" as additional use to the district. The majority of Planned Development No. 50 is located within the Historic District along the east side of North Goliad.

The applicant has indicated to Staff that the antique/collectible use intended for this property would include a boutique type shop with arts and crafts by local artisans, fine art, corporate style baskets by order, upscale consigned and juried pieces (i.e. new and vintage furniture and accessories) and antiques and collectibles. The "Antique/Collectible Store" is not a listed use in the "RO", Residential Office District but first occurs in Unified Development Code under the "N-S", Neighborhood Service

District with a specific use permit.

Hanrahan stated she has concerns regarding this being in the PD and traffic, parking, dumpsters and hours of operation. She stated she is not ready to expand PD-50 at this time.

Pittman stated that she has concerns with this type of business and the handicap issues like the ADA accessibility requirements and how it will affect the houses.

Spencer pointed out that those properties that required ADA requirements to be met were added to the rear of the homes. He stated that the garbage issues has been handled by hand pick up.

Shirley Black, applicant addressed the commission requesting approval of the request and to answer questions. She stated she has looked at many places and there is nothing available.

Ed Walker, property owner addressed the commission in favor of the request.

Smith made a motion to approve the request from Shirley Black for an amendment to (PD-50) Planned Development No. 50 (Ord. 02-46), specifically to add "Antique/Collectable Sales" as a permitted use within the district.

Holcomb seconded the motion. The motion was voted on and failed by a vote of 2 to 2.

Pittman left the meeting early for personal reasons.

SGN2005-0021

Consider a request from Joetta Currie for approval of a lighted sign for the proposed Art Venture Studios Addition located at 507 North Goliad. The subject tract is zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses.

Spencer outlined the request stating the applicant has submitted a request for a lighted sign detached sign located at 507 N. Goliad. The subject site is zoned (PD-50) Planned Development No. 50 and is located outside of the Historic District. Properties located within PD-50 are required to comply with the signage requirements for commercial properties.

Section O(5) of the Old Rockwall Historic District Guidelines states that "Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis."

The proposed sign complies with all the requirements for signage as stated in the City of Rockwall Sign Ordinance and the Old Rockwall Historic District Guidelines.

Joetta Currie, applicant addressed the board requesting approval of the request and to answer questions.

Hanrahan asked how it would be lighted and asked about the changeable area of the sign.

Currie stated it is a wooden sign with ground lights to light it and the changeable area is where the lettering can be changed on the lower portion.

Spencer stated he wanted to remind the board that the sign is in compliance with the sign ordinance and the reason for this review is because of the lighting.

Smith made a motion to approve the request from Joetta Currie for approval of a lighted sign for the proposed Art Venture Studios Addition located at 507 North Goliad. The subject tract is zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses.

Hanrahan seconded the motion. The motion was voted on and passed by a vote of 3 to 0.

Z2005-009

Consider a request by Maureen Green for a change in zoning from (SF-7) Single-family Residential district to (PD-50) Planned Development district on a 0.460-acre tract being part of A, B & E, Block 21, Amick Addition, situated at 603 North Goliad.

Spencer outlined the request stating the applicant has submitted a request for a change in zoning from (SF-7) Single-family Residential district to (PD-50) Planned Development district at 603 N. Goliad. The property is surrounded by single family residential use to the north, and west and PD-50 across N. Goliad to the east and to the south. PD-50 allows for residential office uses including single family usage. The PD was recently amended to the property immediately to the south, 507 N. Goliad. Much of PD-50 on the east side of SH 205 backs up to either vacant property or city owned property and some of the lots on the west side of SH 205 are "through-lots" that have frontage on Alamo Street or back up to residential lots that front Alamo Street.

As each of the properties within PD-50 develops, a requirement for mutual access between the properties is established. Approval of the zoning change request would require the property to adhere to the Commercial Signage Guidelines of the Rockwall Historic District, require joint or shared access on all adjoining lots, prohibit front yard parking if the properties are converted to office use, and require site plan review if changing to other than residential use.

Staff feels this is a reasonable request given the property's adjacency to the current PD however; consideration should be given to expand this district along SH 205 north to at least Heath Street. The recent number of request for rezoning along the corridor should justify a more comprehensive examination by the commission

Maureen Green, applicant addressed the commission requesting approval of the request and to answer questions.

Hanrahan stated she had concerns regarding the parking and the driveway for this property.

LaCroix stated there are several other properties to the north of this property that are interested in applying for the PD-50 zoning. The mutual access will have to be addressed if that happens.

Hanrahan stated she wants to protect the residential properties and would like to get adjacent property owners remarks at the board meetings.

LaCroix stated that it would be difficult for the notices be done before the board meeting because of publication deadlines and department deadlines that are per determined. He stated this board is only a recommending body. He stated the board should review how the zoning would affect the historic district.

Smith made a motion to approve the request by Maureen Green for a change in zoning from (SF-7) Single-family Residential district to (PD-50) Planned Development district on a 0.460-acre tract being part of A, B & E, Block 21, Amick Addition, situated at 603 North Goliad.

Hanrahan seconded the motion. The motion was voted on and passed by a vote of 3 to 0.

DISCUSSION ITEMS

Miscellaneous discussion of Historical District issues

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:57 p.m.

These minutes were approved on April 21, 2005

**Historic Preservation Advisory Board Meeting
March 17, 2005**

CALL TO ORDER

The meeting was called to order by Chairwoman, Sherry Pittman at 6:33 p.m. with the following members present; Chris Hoover, Kirk Ragsdale and Mary Hanrahan. Daniel Demeyer, Marge Holcomb and Peg Pannell-Smith were absent.

APPROVAL OF MINUTES

Minutes of the August 26, 2004 meeting.

Ragsdale made a motion to approve the minutes of the August 26, 2004 meeting.

Hanrahan seconded the motion. The motion was voted on and passed by a vote of 4 to 0.

Minutes of the November 18, 2004 meeting.

Due to concerns regarding the minutes there was no action taken at this meeting.

Minutes of the January 20, 2005 meeting.

Hanrahan made a motion to approve the minutes of the January 20, 2005 meeting with corrections as mentioned.

Ragsdale seconded the motion. The motion was voted on and passed by a vote of 4 to 0.

Pittman left the meeting stating a conflict of interest.

Ragsdale will be acting chair.

PUBLIC HEARING ITEMS

H2005-002

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Nolan Estes for the addition of new scalloped shingles, replacement of existing garage door, replacement of existing windows, the addition of a second dormer, and the addition of a new bay window on a structure located at 406 Star Street. The tract is zoned (SF-7) Single Family district and identified as a "Low Contributing Property".

Spencer outlined the request stating the applicant, Nolan Estes, has made a request for a Certificate of Appropriateness (C of A) for the restoration and rehabilitation of the structure located at 406 Star. This property lies within the Old Town Rockwall Historic District and is identified as a "Low Contributing Property". The applicant is proposing a remodeling project of this historic house which is to include the interior as well as exterior repair. The applicant is proposing to replace existing roof, install new scalloped shingles, install a new period garage door, install new divided light windows along the front facade, replace existing porch with period type porch and columns, install a new dormer and install a new entry door & coach lamps. The applicant has submitted three different options concerning front elevations:

Option A: Installation of a bay window

Option B: Installation of divided light windows, a fanlight and scalloped shingles

Option C: Installation of divided light shingles

In this particular case the C of A is required due to changes in the front facade and the request for an additional dormer. The repair to the roof installation of a new garage door and replacement of the front porch are all considered to be "in-kind replacement or repair" by the Old Rockwall Historic District Guidelines and therefore do not require a C of A.

The applicant has indicated that construction is estimated to begin sometime in March with completion in February of 2006. The renovation of 406 Star is estimated by the applicant to have a cost of \$23,300 based on Option A.

The Historic District Guidelines Section III, Building Standards state the following:

C. Building Facades and Materials

6. Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.
7. The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.

Ragsdale opened the public hearing.

Nolan Estes, applicant addressed the board requesting approval of the request and to answer questions. He stated he would like to go with option "C". He stated the house was built in eighteen-ninety-six and it was owned by a blacksmith. He stated

it has been added on to many times over the years.

Hoover asked if he had any old pictures of the house.

Estes stated he did not but Mrs. Stafford who once owned the house stated she would look to see if she had any that she could send him.

Hanrahan stated she has concerns with types of windows, door and siding that will be used.

Estes stated he wanted to use period style windows and a door with an oval window. He stated he plans to remove the vinyl siding and restore the wood.

Rachel Blacketer, 409 Fannin Street addressed the board and asked that the rear of the property be addressed.

Ragsdale closed the public hearing.

Hanrahan made a motion to approve the request for a Certificate of Appropriateness (CofA) 406 Star Street with option "C" and with the following conditions;

1. The proposed dormer is required to match the existing dormer and is to be evenly spaced.
2. The replacement of any doors or windows be of period style.

Hoover seconded the motion. The motion was voted on and passed by a vote of 3 to 0.

Pittman returned to the meeting.

H2005-003

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from James Buttgen in order to add a screened porch to the rear facade at 501 Kernodle (Buttgen Addition, Block 2, Lots 1 & 2). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High Contributing Property."

Spencer outlined the request stating the applicant, James Buttgen, has made a request for a Certificate of Appropriateness (C of A) for the addition of a screened back porch at the structure located at 501 Kernodle. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant is proposing to install a porch on the west side of the existing house. The house is a "Queen Anne" Style home constructed around 1900. A "wrap around" porch is found in 40% of the original "Queen Anne" style homes and a "full" porch is found in 15% of the original "Queen Anne" style homes. None of the subtypes of porches associated with the "Queen Anne" style of

architecture are known to have been screened. Staff is recommending that if the Board approves the C of A that it be done so without the proposed screening.

At the time of this report staff had not received any information from the applicant to indicate whether the house located at 501 Kernodle was originally built with a "wrap around" porch or a "full" porch. If the applicant is able to provide information at the meeting that the house was originally constructed with a "wrap around" porch staff will recommend approval with conditions under "Recommendations". If no information can be provided then staff is recommending continuing the "Public Hearing" the item until such time that the applicant can provide such information.

Pittman opened the public hearing.

Jim Buttgen, applicant addressed the board requesting approval of the request and to answer questions. He stated they would like to have a screened in porch so they set outside and enjoy the outdoors without being eaten up by bugs.

Pittman asked how close the new porch will come to the garage.

Buttgen stated it will be about eight feet.

Ragsdale asked if there will be an entrance from the house into the porch.

Buttgen stated there are doors there now.

Hanrahan asked if the doors were already existing.

Buttgen explained that they added the doors when they remodeled the kitchen.

Hanrahan asked if the pitch of the roof would be matching the existing roof pitch.

Buttgen stated it could not match the existing pitch.

Hanrahan asked what type of screening he was planning on using.

Buttgen stated he is planning on using a gray or black screen that you can't really see. He stated they bought the house twenty-eight years ago and restored it to the current look. He stated they did not want to do anything that would detract from that.

Hanrahan asked if the trim would match.

Buttgen stated it will look similar to what is on the house.

He stated the house didn't have the ginger bread trim on it when they bought it and want everything to match.

Pittman asked if he had any pictures of the house as it looked originally.

Buttgen presented a picture of the house as it looked when it was constructed and the picture did not show a porch on the west side of the house.

Ragsdale stated he thinks the Buttgen's have done a great job in restoring this house.

Hoover stated he was not sure how this will look added to this house.

Pittman closed the public hearing.

Ragsdale made a motion to approve the request for a Certificate of Appropriateness (CofA) from James Buttgen in order to add a screened porch to the rear facade at 501 Kernodle (Buttgen Addition, Block 2, Lots 1 & 2). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High Contributing Property with the condition that he uses the least obtrusive screen be used for the screened porch.

Hanrahan seconded the motion. The motion was voted on and passed by a vote of 4 to 0.

APPOINTMENTS

Appointment with Code Enforcement Department regarding 704 Kernodle.

Tony Accuna addressed the board stating that he has inspected the building and listed the following items as needing to be addressed;

- Dimensions: 20X40
- Setbacks: Austin Street: 4 foot curb; 3 foot from retaining wall
Cornelia Street: 10 ½ feet doors to curb
- Structural members - structurally sound, free of deterioration. The walls currently act as load bearing
- Exterior surfaces - decayed wood, peeling paint
- Exterior walls – free of loose or rotting boards or timbers
- Roofs – This is a non-habitable structure. Although the carriage has two very small rooms it is not intended to be used as living quarters.
- Summary: Basically, the structure is unsafe and in various stages of disrepair. The building as it stands now is a non-conforming structure in that it does not meet the set backs and blocks traffic visibility at an intersection. Request recommendations from the Historic Preservation Board members as to how to proceed with repairs and restoration of the carriage house.

He outlined the steps he has taken in order to have these items resolved and outlined them as follows;

November 19, 2004 he sent a notice of violation via mailed to Tracy Thomas for the property at 704 Kernodle, for the carriage house.

February 10, 2005 he met with Tracy Thomas, Mary Hanrahan, Ron Cherry, and Tony Acuña to inspect the structure.

John Thomas, 424 Coachlight addressed the commission on behalf of the owner stating the carriage house was built about eighteen-ninety-six and it is said that this was where the servants lived and where the kitchen was located. He stated that plans to paint and secure the roof panels. The doors will be reframed and plumbed. All exterior wall boards will be replumbed and the entire structure repainted. He stated he will be replacing all decayed exterior framing boards. He stated he would also be replacing the deteriorating rafters. He stated he also plans to power wash the structure before painting it.

The board stated they do not want to see the building removed and approve the repairs that Mr. Thomas stated he would do.

Hanrahan stated that Tony Acuna agreed to talk to the city streets and engineering department about the installation of a stop sign at the intersection of Austin and Cornelia Street.

DISCUSSION ITEMS

Historic Training with Dewayne Jones

Mr. Jones stated that with as late as it was that it might be better to have training on a different night.

The board agreed to reschedule for the April meeting.

Pittman stated that she would like the staff to have a brochure to give the public that is targeted to what is in the district. She stated the application and checklist should be revised.

Jones stated there are a lot of different models to choose from.

Hanrahan asked where they would find a good source of reference materials to check if the applicant is not sure of the appropriate period and style.

Jones stated that some of that is speculation and it is the applicant's responsibility to make the argument. There are times when you have to go with what would have been typical of that time.

Jones asked the board to check out the web address of www.nps.cr.nps.gov, options for historic, electronic rehab. He stated this is a great place to get information. There is a quiz that is very helpful. This quiz will help you get started.

Pittman stated the board is spending much of it's time looking at zoning changes on a historically residential street. She stated they have been dealing with the transformation of this neighborhood. She stated they are trying to figure out how to preserve the integrity of a house that is now being used by a business. She stated that she was told the Reese house exterior is going to be restored and there is a nine month construction schedule in place to do the restoration.

Spencer stated if it is being restored to the original look it wouldn't need a CofA.

Hanrahan stated she is not clear on that. She stated that if someone says they are restoring the house to the original look from how it was when the historic district was adopted, wouldn't that need a CofA.

Jones stated he would think it does.

LaCroix stated he knows what the Reese house is suppose to look like. If the owner is going to do something off the wall then he would need to apply for a CofA.

Hanrahan stated if someone is restoring the building to its original look then a CofA should be approved to document that.

Hanrahan asked about in kind replacement.

Jones stated that replacing a wood 4 by 4 with a wood 4 by 4 was "in kind" replacement, replacing it with another material was not.

LaCroix stated in that case, they would need a CofA.

Jones stated ordinary maintenance repairs would not require a CofA.

Hanrahan stated that information should be in a how-to book for applicants.

Jones invited Spencer to attend a Dallas Landmark Commission meeting. He stated it would be good to see how they conduct meetings and make motions.

LaCroix stated that would be good training for the board to attend one of those meetings.

Pittman stated Chris really needs to tour Preservation Dallas. She stated that Chris is the preservation officer and wear a lot of other hats, one being a planner which means he is sometimes recommending approval of request to the city council after the historic board voted against it.

LaCroix stated there is a difference between historic preservation and land use. The

planning and zoning commission look at land use. He stated the commission is not discounting the board's recommendation but the commission is looking at land use not the historic value.

Jones stated that he will plan on being at the April meeting.

LaCroix reminded the board members to notify staff as soon as possible when they know they will not be able to attend the board meetings. He stated they could call or send e-mail.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:29 p.m.

These minutes were approved on April 21, 2005

**Historic Preservation Advisory Board Meeting
April 21, 2005**

CALL TO ORDER

The meeting was called to order by Chairwoman, Sherry Pittman at 6:30 p.m. with the following members present; Marge Holcomb, Kirk Ragsdale, Peg Pannell-Smith, Chris Hoover and Mary Hanrahan. Daniel Demeyer was absent.

APPROVAL OF MINUTES

Minutes of the November 18, 2004 meeting.

Hanrahan made a motion to approve the minutes of the November 18, 2004 meeting with the earlier e-mailed corrections.

Holcomb seconded the motion. The motion was voted on and passed by a motion of 6 to 0.

Minutes of the February 17, 2005 meeting.

Hanrahan made a motion to approve the minutes of the February 17, 2005 meeting with the earlier e-mailed corrections.

Hoover seconded the motion. The motion was voted on and passed by a vote of 5 to 0. Pittman abstained.

Minutes of the March 17, 2005 meeting.

Hanrahan made a motion to approve the minutes of the March 17, 2005 meeting with the earlier e-mailed corrections.

Ragsdale seconded the motion. The motion was voted on and passed by a vote of 5 to 0. Smith abstained.

PUBLIC HEARING ITEMS

H2005-004

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from James Buttgen in order to add a screened porch to the rear facade and a porta-cache connecting the proposed porch and existing detached garage at 501 Kernodle (Buttgen Addition, Block 2, Lots 1 & 2). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High Contributing Property."

Spencer outlined the request stating the applicant, The applicant, James Buttgen, has made a request for a Certificate of Appropriateness (C of A) for the addition of a

screened back porch at the structure located at 501 Kernodle. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant is proposing to install a porch on the west side of the existing house. The applicant is proposing to connect the porch to the existing detached garage via a proposed breeze-way (porta-cache). This will make the garage and house one structure and alleviate any building separation requirements. The house is a "Queen Anne" Style home constructed around 1900. A "wrap around" porch is found in 40% of the original "Queen Anne" style homes and a "full" porch is found in 15% of the original "Queen Anne" style homes. None of the subtypes of porches associated with the "Queen Anne" style of architecture are known to have been screened. Staff is recommending that if the Board approves the C of A that it be done so without the proposed screening.

Staff feels that the proposed porch and breeze-way are not typical of the era or style of architecture of the existing house.

Twenty (20) notices were sent out to the surrounding property owners within 200' of the subject tract, and at the time of this report, four (4) responses "in favor" and no responses "in opposition" had been returned.

Pittman opened the public hearing.

Jim Buttgen, applicant addressed the commission requesting approval of the request.

Pittman closed the public hearing.

Hanrahan made a motion to approve the request for a Certificate of Appropriateness (CofA) from James Buttgen in order to add a screened porch to the rear facade and a porta-cache connecting the proposed porch and existing detached garage at 501 Kernodle (Buttgen Addition, Block 2, Lots 1 & 2). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High Contributing Property."

Holcomb seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

ACTION ITEMS

Z2005-014

Consider a request from Thomas P. Hughes for a zoning change from (MF-14) Medium Density Multi-Family district to (SF-7) Single Family district for a 0.3-acre tract being Block 82, B.F. Boydston Addition, and including the property addressed as 306 South Fannin Street.

Spencer outlined the request stating the applicant has submitted a request for a change in zoning from (MF-14) Multi-Family to (SF-7) Single-family district at 306 S. Fannin. The property is located on S. Fannin Street north of City Hall. The subject site is listed as "Medium Contributing" property within the Historic Property survey.

The Downtown Plan, which was adopted in November of 2004, states that revisions to the CBD (Central Business District) should occur to allow for a mixture of land uses, establish appropriate parking standards for the Downtown and establish "form-based" development standards. Rigorous architectural and site layout standards will ensure that all new projects will directly contribute to the overall success of the District. The Plan recommends expansion of the CBD including the property in this request. The plan also indicates this house to be part of the future CBD Mixed Use area. The plan also states the balance of land in the Downtown District surrounding the core area may be developed for office, retail or residential provided that they adhere to the form-based development standards that ensure they will contribute to the pedestrian-oriented character of the Downtown.

This property and two other properties (308 & 310 S. Fannin), not included in the request, that front onto Fannin Street, are the only residential properties in the Historic District that are included in the Downtown Plan. We would not anticipate the removal of these homes in the near future for new development.

As mentioned, the "form-based" development standards for the Downtown District will be the first step for the implementation of the plan. However, the fact that this home is within the Historic District and its removal or relocation will not likely happen for many years, the new development standards for the Downtown District will not affect these properties unless, as stated, the homes are removed and redevelopment occurs. Additionally, when the form-based development standards are adopted for the Downtown District, these properties will be required to meet those standards should they ever redevelop.

The current zoning is Multi-Family, however, the plan recommends expansion of the CBD which would ultimately change the zoning on the property in this current request. It is anticipated that the CBD zoning district will allow urban residential and live/work uses by right in addition to office and retail activities associated with typical downtown districts. We would anticipate beginning work creating the new CBD zoning district within the 2005 calendar year.

The property located south and east of the subject site, 308 and 310 S. Fannin, was recently proposed for a zoning change from Multi-Family to Planned Development, for General Office, Single Family and Home Occupation. At its last meeting on April 12, 2005, the Planning and Zoning Commission recommended approval of the zoning change for 308 and 310 S. Fannin.

The zoning change for 308 and 310 S. Fannin was denied at the April 18, 2005 Council. The City Council informed staff at that meeting that they wanted to see 308 and 310 S. Fannin as part of the CBD district expansion and take a comprehensive look at the entire district as one zoning request.

Tom Hughes addressed the commission requesting approval of the request and to answer questions.

Smith made a motion to approve the request from Thomas P. Hughes for a zoning

change from (MF-14) Medium Density Multi-Family district to (SF-7) Single Family district for a 0.3-acre tract being Block 82, B.F. Boydston Addition, and including the property addressed as 306 South Fannin Street.

Ragsdale seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

APPOINTMENTS

Appointment with Code Enforcement Department regarding 510 S. Clark.

Cliff Griffin, Code Enforcement Officer addressed the board stating that due to a complaint made to the Code Enforcement department the Buildings and Standards Commission met last Thursday to discuss the condition of the property. According to the property maintenance code the exterior must be water and weatherproof proof and free of rust. The owner pointed out the age of the building. After a great deal of discussion the building standards commission decided to forward this to the Historic Preservation Advisory Board for their recommendation for addressing the condition of the building.

Trish Jordan, Code enforcement officer addressed the board stating that in August of 2004 a complaint was filed against the condition of the building at 510 South Clark. The issue was that the building needs the rust removed and to be painted to protect it from further rusting. She stated that a letter was sent on September 30th, 2004 to the owner stating the building needed to be painted and the dilapidated tin be replaced. On October 13th, 2004 the business owner contacted her to say that was going to paint the structure. Nothing had been done as of December 27th, 2004 so she began proceedings to present this case to the Building and Standards Commission. She stated that as of February 2005 there was still no progress so a citation was issued for failure to paint the building. She stated that on April 14th, 2005 there was a meeting of the Building and Standards Commission. She stated that at that meeting she recommended that the building be painted or the tin be replaced. This work was to begin on May 14th, 2005 and be completed by June 14th, 2005. There have been some modifications made to the building over the past sixty years.

Hanrahan asked if there where any pictures taken from Clark Street.

Jordan presented some pictures that were taken from Clark Street.

Hanrahan asked what the property was zoned.

LaCroix stated the zoning was PD-52.

Pittman asked if the zoning allows outside storage.

LaCroix stated there is a screening requirement in place.

Griffin stated that the Building and Standards Commission asked for

recommendations regarding the structure. The outdoor storage issues at this location are a separate issue.

LaCroix stated that is correct. He stated this board is only reviewing the structure at this time. The question at this time is do you think this structure is historic or have historic value and do you deem the tin as a historic material. He stated there have been some modifications made to the exterior of the building over the years using different materials.

Hoover asked what the original use of the building was.

Rudy Del Bosque, owner addressed the commission stating it was original a grain gin with a silo. He stated his father purchased it about nineteen-hundred and ninety-two. His father removed the silo. He stated they currently use the property for the family landscape business. He stated they do store landscape materials at that location. He stated they have replaced the tin that was rusted through. He stated that they did receive quotes for painting the structure. He stated the cheapest quote was over seven-thousand dollars to paint the structure. He stated they have noticed that Lake Pointe Church has used rusted metal on their new addition. He stated the rust adds character to the building. He stated they have replaced the tin that was rusted through and the structure is sound.

Ragsdale asked how close the building is to the historic district.

Spencer stated it is approximately one block from the historic district.

Pittman stated that she thought this was a part of the Old Mill addition and believes that the pond on St. Mary's is an old mill pond. She stated there was a complex that consisted of a cotton gin and lab. She stated that for seventy years Rockwall survived on cotton. She asked if it would be appropriate to ask Dewayne Jones.

LaCroix stated that is not appropriate. Dewayne is not here for that purpose. He stated that the board needs to make a recommendation.

Ragsdale stated if it were painted it would be a bigger eye sore and would prefer to leave it alone.

Smith asked if lacquer is put over rust doesn't it stop the rusting.

Del Bosque stated he believes it will work as a sealer.

Smith stated she would like to see the rust remain with a sealer and paint the trim. She stated this would be her motion.

Holcomb seconded the motion. The motion was voted on and passed by a vote 6 to 0.

DISCUSSION ITEMS

Miscellaneous discussion of Historical District issues

Pittman asked what the status is on the subject marker the Reese house and a site marker at the First Baptist Church site.

Spencer stated that he has gathered the required information needed to make application for the subject markers and would be sending that out soon.

Pittman asked what the status was on the park post from the original city park.

LaCroix stated he has talked with Brad Griggs about possibly moving those over to Lofland Park. He stated at this time we are not sure of the ownership of the property where the post are standing. He stated that they could not go onto someone else's property to remove the post. The board might have to make a formal recommendation to city council in order to move forward with this.

Pittman stated that she would like to have the post near the train location.

LaCroix stated he would pass that information on to Brad as a formal recommendation.

Pittman stated that Lofland was the second city park.

Hanrahan made a motion to have the old park post moved to Lofland Park.

Holcomb seconded the motion. The motion was voted on and passed 6 to 0.

Pittman asked if a property was located within PD-50 is it automatically in the Historic District.

Spencer stated the only portion of PD-50 that is in the Historic District is the properties located on the east side of Goliad up to 912 Goliad. The properties on the west side do have to compile with the historic district sign guidelines.

Pittman asked if it is time to expand the district.

LaCroix stated that we are currently working on that. He stated that the expansion of the PD-50 district will have to go before the P&Z as a discussion item. He stated that this board needs to have discussion regarding having a different historic district. He stated that maybe there should be a different type of historic district for that corridor.

Pittman asked wouldn't it make sense when going through the public hearings that we create the north Goliad historic district.

LaCroix stated that staff has already created an evaluation of the properties for downtown and along the north Goliad corridor. That information has been turned over to the city manager. The city manager is compiling additional information to accompany it and when they have finished that then a joint meeting between this

board and the city council to be scheduled. He stated the P&Z will have to decide if they want to expand PD-50.

Pittman stated she has received several calls recently inquiring about the large house on North Goliad at Live Oak and why it is not in the historic district. It appears to be an old farm stead. It might be in danger since it is not in the historic district.

LaCroix stated it is not in the historic district and it there is no zoning going on right now.

Smith stated that she has heard there is someone willing to move that house out of the city so that six new homes could be built there. She stated it is a wonderful old house and we need to save it.

LaCroix stated the board could be pro-active or reactive. At this point we do not have another district developed. He stated if this board was comfortable in expanding the existing district then we could proceed with doing that. He stated he understood the board wanted to develop a different district for that area.

Hanrahan asked if the only historic rules that apply to the west side of PD-50 are with signs.

LaCroix stated that was correct.

Hanrahan asked if the board were to recommend tonight to include the west side of Goliad be added to the historic district and then at a later date could the district be divide.

LaCroix stated they could do that.

Hanrahan stated that she would like to see that on the next agenda.

LaCroix stated that will be added to the next agenda as an action item. The Chairman will have to address council to request this be recommended to the planning commission.

Hoover stated he agreed with the urgency to expanding the district to include the west side of Goliad.

Pittman asked if a vote tonight would stop any demolition permits.

LaCroix stated it would not. He stated he would call the city attorney and find out what the best and quickest approach would be to move this forward.

Pittman asked about the status of forming a subcommittee to review the applicant information packet. She stated she would like to know what the procedure is in proceeding. She stated she would like to review applications and check list from other cities and the way they are being processed.

LaCroix stated they could have a subcommittee. That subcommittee would have to consist of members of this board. He stated the application is attached to the ordinance.

Pittman asked if the checklist is included in the ordinance.

LaCroix stated he believes the checklist could be changed.

Hanrahan asked if they could change the information that is on the web page and could the process be reviewed.

LaCroix stated wasn't sure what she meant by process.

Pittman stated the maybe some of the problems could be corrected with review of the checklist.

LaCroix stated that they could review the checklist and any other supplemental information we hand out to the public.

Pittman stated that there may be a better way so that people better understand what we are looking for.

LaCroix stated that when the application is submitted we have to make the decision if the application is complete or not. He stated the ordinance states that a decision has to be made within thirty days on C of A cases.

Hanrahan stated that she would like to review the handbook and when the application is accepted or not.

ADJOURNMENT

There being further business, the meeting was adjourned at 8:15 p.m to the conference room for training with Dewayne Jones.

Historic Training with Dewayne Jones

These minutes were approved on May 19, 2005

**Historic Preservation Advisory Board Meeting
May 19, 2005**

CALL TO ORDER

The meeting was called to order by Chairwoman, Sherry Pittman at 6:31 p.m. with the following members were present; Daniel Demeyer, Marge Holcomb, Peg Pannell-Smith. Chris Hoover; Kirk Ragsdale absent. Hanrahan entered the meeting late.

APPROVAL OF MINUTES OF THE APRIL 21, 2005 MEETING

Smith made a motion to approve the minutes of the April 21, 2005 meeting.

Holcomb seconded the motion. The motion was voted on and passed by a vote of 3 to 0. Demeyer abstained.

Hanrahan entered the meeting.

ACTION ITEMS

Discuss and take any action necessary on expansion of the Historic Overlay District.

Spencer did a provided a short presentation of the properties along North Goliad.

Smith made a motion to approve a new historic district to include both sides of North Goliad from Interurban Street to end at Live Oak Street.

Demeyer seconded the motion. The motion was voted on and passed by a vote of 5 to 0.

Smith made a motion the designate 925 North Goliad as a landmark property.

Demeyer seconded the motion. The motion was voted on and passed by a vote of 5 to 0.

Discuss and consider creating a subcommittee to study and make recommendations to the Historic Board regarding "Checklist" procedures for applicants applying for C of A's.

After a lengthy discussion the board decided not to create a subcommittee.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:44 p.m.

These minutes were approved on June 16, 2005

**Historic Preservation Advisory Board Meeting
June 16, 2005**

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CALL TO ORDER

The meeting was called to order by Chairwoman, Sherry Pittman at 6:00 P.M. at with the following members present; Marge Holcomb, Kirk Ragsdale, Chris Hoover and Mary Hanrahan. Peg Pannell-Smith and Daniel Demeyer were absent.

APPROVAL OF MINUTES of the MAY 19, 2005 MEETING

Hanrahan made a motion to approve the minutes of the May 19, 2005.

Holcomb seconded the motion. The motion was voted on and passed by a vote of 5 to 0.

ACTION ITEMS

Discuss and take any action necessary on expansion of the Historic Overlay District.

Spencer stated the information has been forwarded to city council in order to initiate a request to expand the Historic Overlay District. He stated that council approved a motion to have the staff work with the Historic Preservation Advisory board to draft some guidelines. He stated that staff has been reviewing guidelines from other cities and preservation groups to provide information to give staff some kind of starting point.

He reviewed this information with the board.

There was much discussion, it was agreed that some changes to the language in the guidelines should be made to make it less confusing.

Discuss and take any action necessary on informational handouts.

LaCroix stated that the board could forward any information they would like to see in the handout to staff. The consensus of the board is to do further study on handout information.

DISCUSSION ITEMS

Miscellaneous discussion of Historical District issues.

Pittman suggested the board should consider land marking the homes at 109 St. Mary's Street and 506 Barnes.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:48 P.M.

These minutes were approved on July 21, 2005.

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**Historic Preservation Advisory Board Meeting
July 21, 2005**

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CALL TO ORDER

The meeting was called to order by chairwoman, Sherry Pittman at 6:30 p.m. with the following members present; Daniel Demeyer, Marge Holcomb and Mary Hanrahan. Chris Hoover, Kirk Ragsdale and Peg Pannell-Smith were absent.

ELECTION OF CHAIRPERSON & CO-CHAIRPERSON

Demeyer made a motion to table the election of officers to the next meeting.

Holcomb seconded the motion. The motion was voted on and passed by a vote of 4 to 0.

APPROVAL OF MINUTES OF THE JUNE 16, 2005 MEETING.

Hanrahan made a motion to approve the minutes of the June 16, 2005 meeting.

Holcomb seconded the motion. The motion was voted on and passed by a vote of 3 to 0. Demeyer abstained.

PUBLIC HEARING ITEMS

H2005-007

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael and Carolyn Hoyt for the building of a two-story, Farmhouse style residential, being a 0.49-acre, SF-7 residentially-zoned lot located at 712 Hartman (Hurst Addn.; Lot 2; Block A).

Spencer outlined the request stating The applicants, Michael and Carolyn Hoyt, have submitted a request for a Certificate of Appropriateness for the building of a two-story, Farmhouse style residential structure, being a 0.49-acre, SF-7 residentially-zoned lot located at 712 Hartman.

The elevations show a 25' high single-family home with lap-siding for exterior cladding and composite shingles. The house draws from the "Farmhouse" style of architecture with its long porch and slender columns along the front facade. In addition the home has dormers on the front and rear facades. Dormers facing in different directions are very typical of the "Farmhouse" style of architecture.

Any future buildings as shown on the site plan will be required to obtain a Certificate of Appropriateness prior to issuance of a building permit.

Staff sent notices to fifteen (15) property owners within 200-feet. At the time of this report no notices have been returned.

2 Pittman opened the public hearing.

4 Michael Hoyt, applicant addressed the board requesting approval of the request and to answer questions.

6 Pittman closed the public hearing.

8 After much discussion, Hanrahan made a motion to approve the request for a Certificate of Appropriateness (CofA) from Michael and Carolyn Hoyt for the building of a two-story, Farmhouse style residential, being a 0.49-acre, SF-7 residentially-zoned lot located at 712 Hartman (Hurst Addn.; Lot 2; Block A) with the following conditions;

- 14 1. Skirting materials be defined and approved by HPAB
- 16 2. Colors be approved by the HPAB
- 18 3. Hardi-plank siding to be a4" to 4.5" lap siding.
- 20 4. Non-aluminum vinyl windows to be installed.
- 22 5. C of A required for all detached accessory buildings shown on the site plan.

24 Demeyer seconded the motion. The motion was voted on and passed by a vote of 4 to 0.

24 **H2005-006**

26 **Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Shirley Black for a 10'x12' accessory structure located in the rear yard and for a 36" high railing located on the front porch at 502 N. Goliad (Black Collectables Addition, Lot1). The tract is zoned (PD-50) Planned Development and is located within the Old Rockwall Historic District and identified as a "Medium Contributing Property."**

32 Spencer outlined the request stating The applicant, Shirley Black, has submitted an application for a Certificate of Appropriateness to locate a 10' x 12' (120 sq. ft.) wooden accessory structure located in the rear portion of the lot at 502 N. Goliad. The building is approximately 11 feet in height. The accessory structure meets all requirements of the Unified Development Code.

38 The house is a medium-contributing property within the Historic District and is located within "PD-50" Planned Development No. 50. A Specific Use Permit was approved in June, 2005, to allow for an "Antique/Collectable Store". The accessory building is a wood frame constructed structure with siding and a composition roof. The Historic District Guidelines state that "all exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure." Additionally, the Guidelines also state that "materials, structural and decorative elements, and the manner in which they are used, applied or joined together, should be typical of the style and period of the existing structure and new additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures."

2 The main house was constructed in 1910 and is of the "Victorian Transition"
4 architectural style. The accessory building is proposed to be located to the rear of
6 the property and if painted to match the existing house, should be less noticeable to
8 surrounding properties.

10 In addition the applicant is constructing a guardrail around the front porch. The
12 porch railing is not required by the building code since the porch is less than 36" off
14 the ground. Since the porch railing is not required by code and it is altering the
16 appearance of the porch/front facade a C of A is required. The applicant has
18 submitted a perspective of the proposed railing. The railing is proposed to be 36"
20 high and be constructed of vinyl. The applicant has told staff that vinyl is preferable
22 but if desired by the HPAB wood would be acceptable.

24 Twenty-six (26) notices were sent out to property owners within 200. At the time of
26 this report no notices had been received.

28 Pittman opened the public hearing.

30 Shirley Black, applicant addressed the board requesting approval of the request and
32 to answer questions.

34 Mr. Black addressed the board to answer questions.

36 Pittman closed the public hearing.

38 After much discussion, Demeyer made a motion to approve the request for a
40 Certificate of Appropriateness (CofA) from Shirley Black for a 10'x12' accessory
42 structure located in the rear yard and for a 36" high railing located on the front porch
44 at 502 N. Goliad (Black Collectables Addition, Lot1). The tract is zoned (PD-50)
46 Planned Development and is located within the Old Rockwall Historic District and
48 identified as a "Medium Contributing Property" with the following conditions;

1. Painting of the accessory structure to match the existing building.
2. The railing be comprised of wood painted to match the existing structure.
3. The railing be a maximum of 28" in height
4. The railing be comprised of 2 x 2 pickets set at 3" to 4" on center.

40 Holcomb seconded the motion. The motion was voted on and passed by a vote of 4
42 to 0.

44 **H2005-005**

46 **Hold a public hearing to consider a city initiated request for a Historic Landmark
48 designation for the Cade House located at 925 N. Goliad. The tract is zoned (SF-7)
Single Family and is located outside of the Old Rockwall Historic District and
identified as a "High Contributing Property" with in the Historic survey.**

2 Spencer outlined the request stating on May 19, 2005, the Historic Preservation
4 Advisory Board (HPAB) directed staff to begin the proceedings to designate the
6 "Cade Home" located at 925 N. Goliad as a City of Rockwall Historic Landmark. On
8 June 6, 2005, City Council approved the recommendation of the HPAB for
10 application of Historical Landmark designation for 925 N. Goliad by a vote of 6-0.

12 The house at 925 N. Goliad is listed as a "High Contributing" property within the City
14 of Rockwall Historical Survey. The structure, known as the "Cade Home" was
16 constructed in 1913 by Henry Basham and originally sat on 57 bois d'arc blocks.
18 The builder of the house is very notable in this case since Mr. Basham also built the
20 "Reese Home" and many homes along Swiss Avenue in Dallas. The "Cade Home"
22 is built in the "Four-Square" style of architecture with "Folk" architectural influences.

24 The Foursquare was built to be simple and did not gallivant around between interior
26 and exterior living and entertaining areas - it encouraged a comfortable confinement
28 familiar to post-Civil War homes. Despite having originally been such a defiantly
30 simplistic architecture compared to most other styles of the era, it managed to
32 eventually bear the garnishings of any such style with unusual versatility.

34 The rules of the American Foursquare were relatively few and lax:

36 Over the basement there were two and a half stories, with four (more or less
38 equally-sized) rooms on each full floor;

40 Under a hipped roof, the attic was quite livable due to at least one requisite dormer,
42 with up to two more on the sides, but never on the rear;

44 The porch spanned the entire, or nearly so, front of the house;

46 The front door was offset, unless the four-room plan was nudged to the sides in
48 favor of a central hall;

Exterior walls were plain, with the only encouraged outdoor creativity released on
the windows and porch.

36 Several board and batten outbuildings and large trees are also located on the site.
38 The garage, one of the outbuildings still located on the site, was the original
40 cookhouse for the property. Any removal of the existing outbuildings or trees would
42 require a C of A from the Historic Preservation Advisory Board.

36 The subject site is included in the expansion of "PD-50" Planned Development No.
38 50, which would change the zoning from (SF-7) Single-Family Residential to (R-O)
40 Residential Office District.

42 In staffs opinion the "Cade Home" is significant to the built environment/architecture
44 and the urban fabric of the City of Rockwall.

46 Twenty-four (24) notices were sent out to property owners within 200. At the time of
48 this report two (2) notices in favor had been received.

Pittman opened the public hearing.

No one came forward.

Pittman closed the public hearing.

Demeyer made a motion to approve the city initiated request for a Historic Landmark designation for the Cade House located at 925 N. Goliad. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey with the following condition that the property be landmarked as the "Cade Home".

Hanrahan seconded the motion. The motion was voted on and passed by a vote of 4 to 0.

ACTION ITEMS

SGN2005-0143

Consider a request from Shirley Black for approval of a lighted detached pole sign for the proposed Black Collectables Addition located at 502 North Goliad (Green Cottage). The subject tract is zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses.

Spencer outlined the request stating the applicant has submitted a request for a lighted sign detached sign located at 502 N. Goliad. The subject site is zoned (PD-50) Planned Development No. 50 and is located within the Historic District. Properties located within PD-50 are required to comply with the signage requirements for commercial properties.

Section O(5) of the Old Rockwall Historic District Guidelines states that "Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis."

Section O(10) of the Old Rockwall Historic District Guidelines states that "Signs on a residential structure converted to commercial should be a single free-standing and/or "swinging" sign with one or two supports standards. The maximum size is sixteen (16) square feet and it should not impede pedestrian or motor vehicle traffic. Monument signs should not be permitted. Detached signs will be approved by the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis."

The proposed sign complies with all the requirements for signage as stated in the City of Rockwall Sign Ordinance and the Old Rockwall Historic District Guidelines.

After much discussion, Holcomb made a motion to approve the request from Shirley Black for approval of a lighted detached pole sign for the proposed Black Collectables Addition located at 502 North Goliad (Green Cottage). The subject tract is zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses with the condition the light levels must be 0.0 foot-candles when measured three-feet above the property line.

Hanrahan seconded the motion. The motion was voted on and passed by a vote of 3 to 1. Pittman voted against.

2 **Discuss and take any action necessary for the designation of 506 Barnes Street as
an historic “landmark”**

4 Demeyer made a motion to recommend to city council to designate 506 Barnes
Street as a historic landmark.

6
8 Holcomb seconded the motion. The motion was voted on and passed by a vote of 4
to 0.

10 **Discuss and take any action necessary for the designation of 109 St. Marys Street
as an historic “landmark”.**

12
14 Holcomb made a motion to recommend to city council to designate 109 St. Marys
Street as a historic landmark.

16 Hanrahan seconded the motion. The motion was voted on and passed by a vote of
4 to 0.

18
20 **Discuss and take any action necessary on the creation of the North Goliad Historic
Overlay District.**

22 Spencer gave an update on creation of the North Goliad Historic Overlay District
and stated that staff had been working with the Historical Consultant, Dewayne
24 Jones, in obtaining more information for possible guidelines.

26 No action was taken.

28 **DISCUSSION ITEMS**

30 Miscellaneous discussion of Historical District issues

32 **ADJOURNMENT**

34 There being no further business, the meeting was adjourned at 8:57 p.m.

36 These minutes were approved on August 18, 2005.

**Historic Preservation Advisory Board Meeting
August 18, 2005**

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CALL TO ORDER

The meeting was called to order by Chairwoman, Sherry Pittman at 6:30 P.M. with the following members present; Ross Ramsay, Marge Holcomb, Mark Russo, Lynn Davis, Chris Hoover and Mary Hanrahan.

PITTMAN INTRODUCED THE MEMBERS OF THE BOARD.

SWEARING IN NEW BOARD MEMBERS ROSS RAMSAY, MARK RUSSO AND LYNN DAVIS

The new members were sworn in.

ELECTION OF CHAIRPERSON & CO-CHAIRPERSON

Hanrahan made a motion to nominate Pittman as chair.

Ramsay seconded the motion. The motion was voted on and passed by a vote of 6 to 0. Pittman abstained.

Holcomb made a motion to nominate Ramsay as vice-chair.

Hoover seconded the motion. The motion was voted on and passed by a vote of 6 to 0. Ramsay abstained.

APPROVAL OF MINUTES

Minutes of the July 21, 2005 meeting.

Hanrahan asked for correction to be made to the minutes of the July 21, 2005 meeting.

Those minutes were approved with corrections.

PUBLIC HEARING ITEMS

H2005-008:

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Mary's Street. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

Spencer outlined the request stating on July 21, 2005, the Historic Preservation

2 Advisory Board (HPAB) directed staff to begin the proceedings to designate the
"Old Jones Home" located at 109 St. Mary's Street as a City of Rockwall Historic
4 Landmark. On August 1, 2005, City Council approved the recommendation of the
HPAB for application of Historical Landmark designation for 109 St. Mary's Street
6 by a vote of 7-0.

8 The house at 109 St. Mary's is listed as a "High Contributing" property within the
City of Rockwall Historical Survey and is located with the "SF-7" Single Family
10 District. The structure, known as the "Old Jones Home" was constructed in 1888
of Cypress by Mr. Carter, owner of the first lumber company in Rockwall. The
12 house is a seven-room "Folk Victorian" style of architecture with large south and
east porches, eleven-foot ceilings and transoms over the front door and two
14 fireplaces.

16 The "Folk Victorian" style was prevalent from the 1870's to 1910 and is defined
by the presence of Victorian decorative detailing on simple folk house forms,
18 which are less elaborate than the Victorian style that they attempt to mimic. The
primary areas for detailing are the porch and cornice line.

20 The growth of the railroad system made woodworking machinery widely
accessible at local trade centers, where they produced inexpensive detailing.
22 The railroads also provided local lumber yards with abundant supplies of pre-cut
detailing from distant mills.

24 In staff's opinion the "Old Jones Home" is significant to the built
26 environment/architecture and the urban fabric of the City of Rockwall.

28 Fourteen (14) notices were sent out to property owners within 200. At the time of
30 this report no notices had been received.

32 Pittman opened the public hearing.

34 Leslie Jordan addressed the board on the behalf of her mother, Wilma Jordan.
She stated that they are opposed to putting such restrictions on the property
36 because it is making it difficult to sale.

38 Natalie Rickards, 202 St. Mary's addressed the commission stating she does not
want to the property used for a business.

40 Michael Rickards, 202 St. Mary's addressed the commission stating the house
42 should be named the Jordan Home.

44 Pittman closed the public hearing.

46 Hanrahan made a motion to approve the city initiated request for a Historic
Landmark designation for the Jordan House located at 109 St. Mary's Street.
The tract is zoned (SF-7) Single Family and is located outside of the Old
48 Rockwall Historic District and identified as a "High Contributing Property" with in

2 the Historic survey and that staff research the history of the house to find the
name of the long term residence of the house.

4 Russo stated he would second the motion if it was amended to landmark the
house as the Jordan House.

6 Hanrahan stated she would amend her motion to approve the city initiated
8 request for a Historic Landmark designation for the Jordan House located at 109
St. Mary's Street. The tract is zoned (SF-7) Single Family and is located outside
10 of the Old Rockwall Historic District and identified as a "High Contributing
Property" with in the Historic survey and that staff research the history of the
12 house to find the name of the long term residence of the house with the condition
that the house be landmarked as the "Jordan House".

14 The motion was voted on and passed by a vote of 5 to 1. Holcomb voting
16 against. Davis abstaining.

H2005-009:

18 **Hold a public hearing to consider a city initiated request for a Historic Landmark**
20 **designation for the Migneault House located at 506 Barnes. The tract is zoned**
(SF-7) Single Family and is located outside of the Old Rockwall Historic District
22 **and identified as a "High Contributing Property" with in the Historic survey.**

24 Spencer outlined the request stating on July 21, 2005, the Historic Preservation
Advisory Board (HPAB) directed staff to begin the proceedings to designate the
26 home located at 506 Barnes Street as a City of Rockwall Historic Landmark. On
August 1, 2005, City Council approved the recommendation of the HPAB for
28 application of Historical Landmark designation for 506 Barnes Street by a vote of
7-0.

30 The house at 506 Barnes is listed as a "High Contributing" property within the
City of Rockwall Historical Survey and is located with the "SF-7" Single Family
32 District. The subject site contains a primary structure (house) and a detached
accessory building. The primary structure was constructed in 1905 in the "Folk L-
34 Plan" style of architecture and the date of construction for the accessory building
is unknown. The house has a front and back porch, one over one windows and a
36 very significant metal tile roof.

38 The "Folk L-Plan" also known as the "Folk Gable-Front-&-Wing" was prevalent
40 from the 1850's to about 1890 and was more common in rural areas.

42 Some of the identifying features of the L-Plan are a shed-roofed porch typically
placed with the L made by the two wings, the roof ridge on the gable-front portion
44 was higher than the adjacent wing, and more commonly the entire structure was
built as a unit with a roof ridge of uniform height.

46 With the coming of the railroad system, abundant lumber and balloon framing led
48 to an expansion of this type of unstyled folk house.

2 In staffs opinion the property at 506 Barnes is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

4 Thirteen (13) notices were sent out to property owners within 200. At the time of this report no notices had been received.

6 Pittman opened the public hearing.

8 Bill Migneault, property owner addressed the board stating he needed more information on what is being proposed.

12 Pittman closed the public hearing.

14 Ramsay made a motion to approve the city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

20 Holcomb seconded the motion. The motion was voted on and passed by a vote of 6 to 1. Russo voting against.

22 **DISCUSSION ITEMS**

24 **SGN2005-0603**

26 **Consider a request from Susan Wright for approval of a lighted sign for the proposed Family Law Addition located at 603 North Goliad. The subject tract is zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses.**

30 Spencer outlined the request stating the applicant has submitted a request for a lighted detached sign located at 603 N. Goliad. The subject site is zoned (PD-50) Planned Development No. 50 and is located outside of the Historic District. Properties located within PD-50 are required to comply with the signage requirements for commercial properties.

32 Section O(5) of the Old Rockwall Historic District Guidelines states that "Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis."

34 The proposed sign complies with all the requirements for signage as stated in the City of Rockwall Sign Ordinance and the Old Rockwall Historic District Guidelines.

36 Russo made a motion to approve the request from Susan Wright for approval of a lighted sign for the proposed Family Law Addition located at 603 North Goliad. The subject tract is zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses with the condition that no light spill over the property line.

2 Hanrahan seconded the motion. The motion was voted on and passed by a vote of
7 to 0.

4 **New Member Orientation**

6 Spencer the Certificate of Appropriateness and Public Hearing Process.

8 **Miscellaneous discussion of Historical District issues**

10 **ADJOURNMENT**

12 These minutes were approved on October 20, 2005.

**Historic Preservation Advisory Board Meeting
September 15, 2005**

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6 **CALL TO ORDER**

8 The meeting was called to order by Chairwoman, Sherry Pittman at 6:03 p.m. with the
10 following members present; Ross Ramsay, Marge Holcomb, Mark Russo, Lynn Davis
and Mary Hanrahan. Chris Hoover was absent.

12 Pittman announced that Chris Hoover is resigning from the board.

14 **CONSENT ITEMS**

16 **APPROVAL OF MINUTES FOR THE AUGUST 18, 2005 MEETING.**

18 Hanrahan made a motion to table the approval of the minutes of the August 18, 2005
20 meeting.

22 Russo seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

24 **DISCUSSION ITEMS**

26 **DISCUSS THE FUTURE WIDENING OF N. GOLIAD FROM INTERURBAN TO SH 78.**

28 Hanrahan presented a letter she received from TxDOT regarding the future widening of
30 SH-205. She stated she has concerns with one of the houses that is slated to be
demolished that happens to be a medium contributing property. There are several
32 more historic properties that will be affected near the square. She stated it might be a
34 little late for this board to get involved with this. She stated she will be following the
progress of the widening. She stated she would like the board to think about from an
36 historic prospective how they would like the SH-205 to look when it is completed. She
stated she would like this board to have a plan prior to TxDOT and the City of Rockwall
38 meeting on a proposal for this project. She stated she would like to propose a 110'
wide roadway. She stated at 110' it comes really close to some of those houses along
there. This is an opportunity to have a nice entrance into not only the city but also the
40 historic district. The wide road needs to have a center median that could include grass,
trees and other plantings. There should be a streetscape which includes sidewalks,
42 trees, lights and planting along the roadway in front of the houses. She stated this
would also enhance the historic district. She stated there should be some kind of plan
in place that is given to the appropriate people for consideration.

44 Pittman stated that is an excellent idea.

46 Spencer stated the board could forward their recommendations to the City Council and
it would be the council's decision on what to forward to TxDOT.

2 Pittman asked that staff put this on the agenda to keep the board updated.

4 Spencer stated it could be done.

6 **DISCUSS POLICY FOR MEETING AND PUBLIC HEARING START TIMES.**

8 Davis stated she would like to keep the meetings at 6:30 so that she doesn't have to
10 close her business early. She stated that changing the time of the meeting should be
12 voted on before that type of change is made. She stated that there was some
14 discussion at the last meeting regarding the work session time being at 6:00 and the
meeting starting at 6:30. She stated she did not want to short change the applicant and
would rather have the work session outside of the regular meeting on an as needed
basis.

16 Ramsay stated either meeting time was fine.

18 Russo stated 6:30 would be better for him.

20 Holcomb stated either time would be fine.

22 Spencer stated the council chambers would need to be available.

24 Davis stated the board could work around that and it should be up to the board when
they meet. They set the policies.

26 Spencer stated that if the board members agree they want to meet at 6:30 there isn't a
need for a vote.

28 **MISCELLANEOUS DISCUSSION OF HISTORICAL DISTRICT ISSUES**

30 Pittman stated she wanted to update the board on the action of the planning and
32 zoning commission regarding the land marking of the Jordan House located at 109
St. Mary's Street and the Migneault House located at 506 Barnes. She stated the
34 Jordan House had a tied vote of 3 to 3. It failed because of the tied vote and will go
to city council on Sept 19th and will require a super majority vote in order to pass.
36 The Migneault House vote passed but because the owner filed an opposition it will
also require a super majority vote by council. She stated that city council has been
38 very supportive of this board. She stated it has been suggested to her that council
could possibly table or continue the public hearings on the these landmark cases,
40 giving staff time to meet with the owners to help them better understand the
landmark status and maybe that would help to get them on board. She stated that
42 council would like to be involved.

44 Davis asked if council does not take action on this does that mean that someone
can obtain a permit to demolish the house.

46 Spencer stated that due to having an active application for the landmark status, no

permits can be issued for either property until council takes action.

2

Russo asked if the historic district could be extended.

4

Spencer stated it could be extended but there has to be a certain number of contributing properties in the area in order to justifying the expansion.

6

Pittman stated that the boundaries need to be moved to take in Storrs Street and the 400 block of Fannin and then continue to the west side of Barnes Street. She stated there is not one property within that area that is not a contributing property. She stated that even the ranch house on Barnes is fifty years old. She stated she did not see any problems with expanding the district.

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Spencer stated a new survey would need to be done in order to amend the district.

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Pittman stated the council has authorized money to have the survey professionally done.

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Spencer stated he was not aware that. He stated he knew that Robert LaCroix had talked with Dewayne Jones about the possibility of having him assist with a survey. Pittman stated it was told to her at a council meeting that funds were available and that council supported it.

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22

Spencer stated he would check on the status of that before the next meeting.

24

Pittman asked if the board wanted to proceed with it.

26

Harahan stated she could see no logical reason for the current boundaries and stated the board needs to move forward in asking the council to initiate a new historic survey with the purpose of expanding the historic district to include properties not current in the district that need to be protected.

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Ramsay stated his suggestion would be that the board talk with various council members before the next meeting. He stated he has had conversation with Patty Canup regarding the rock wall. She told him she would like to keep it in the family as long as possible and at some point re-excavate it and make it a feature of the town. She stated the reason it had not been done was because her mother-in-law didn't want it done while she was living there. He stated the rock wall has tremendous historic significant to the city.

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Pittman stated that there are also properties on the north side of Kernodle that are historic and maybe even Boots Burger should be landmarked. She stated Renfro Street, Kernodle Street and a house on Park Street should be looked at in a timely manner.

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Spencer stated the rock wall is being discussed with administration.

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Russo stated that he agrees this should be done quickly and that developers don't

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care.

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Ramsay stated that Patty Canup told him she would like a historic marker and when the Canup family can no longer handle it they would like the city to have it. The Canup family plan on maintaining it for as long as they can. He stated the brochure is excellent and thinks the board should work towards having designations on the buildings on the square. The markers should state the history of the buildings like those in Granbury. He stated for instance there should be signs that hang out from the buildings so that you could see them from down the street. He stated that maybe there should be a sign ordinance for the historic district. He stated he is a little uneasy with the signs permitted along north Goliad. The signs are not uniform. He stated he understands people need to identify their businesses but it doesn't look good.

Pittman stated that one of the businesses along north Goliad had placed an orange OPEN sign on their front fence.

Spencer stated he doesn't know if there is anything that can be done about that but he would check into it. He stated that code enforcement has been working on sign guidelines for the CBD.

Davis stated that she understood there will be a presentation done at the council meeting on Monday night regarding the signage downtown.

Harahan passed around a booklet she picked up while visiting Tyler last weekend. She stated the booklet listed historic buildings in Tyler. The booklet includes a map of the historic area with pictures and a written description and history of each building. She stated this would be something that the board could move towards.

Pittman stated the historical foundation has put together a walking tour of the downtown square. The intention was to have signs placed on the buildings but it never happened. She stated she thought it was still in the works.

Holcomb stated the walking tour is scheduled for October 15th.

Davis asked about the old Methodist church going before the planning and zoning commission and not appearing before this board.

Spencer stated they are not asking for approval to alter the façade. They are requesting a SUP in order to allow for an emergency children's shelter.

Pittman stated it was denied by planning and zoning but it will still go forward to council.

Spencer stated that at 925 North Goliad the new owners went over the past weekend and removed the skirting and the front porch. On Tuesday code enforcement issued a stop order with a message asking them to contact the city before proceeding. He stated that 716 Hartman which is outside the district will be

coming in for a permit to make some alterations.

2

Pittman stated she believes that house was a tavern in the late 1800's.

4

Hanrahan stated that is another example why the boundaries don't make any sense.

6

There being no further business, the meeting was adjourned for training with Dewayne Jones.

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10 **ADJOURNMENT**

12 These minutes were approved on October 20, 2005.

**Historic Preservation Advisory Board Meeting
October 20, 2005**

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CALL TO ORDER

The meeting was called to order by chairwoman, Sherry Pittman at 6:00 p.m. with the following members present; Ross Ramsay, Marge Holcomb, Mark Russo, Lynn Davis and Jason Potts. Mary Hanrahan was absent.

SWEARING IN NEW BOARD MEMBER JASON POTTS

Pittman welcomed Jason Potts to the board.

CONSENT ITEMS

Approval of Minutes for the August 18, 2005 meeting.

Holcomb made a motion to approve the minutes of the August 18, 2005 meeting.

Russo seconded the motion. The motion was voted on and passed by a vote of 5 to 0.

Approval of Minutes for the September 15, 2005 meeting.

Russo made a motion to approve the minutes of the September 15, 2005 meeting.

Ramsay seconded the motion. The motion was voted on and passed by a vote of 5 to 0.

PUBLIC HEARING ITEMS

H2005-010

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

Spencer outlined the request stating the applicant, His Covenant Children, has submitted a request for a Certificate of Appropriateness to restore/renovate exterior doors and windows to the Old Methodist Church sanctuary. The subject 0.659-acre, General Retail zoned site was given "Landmark Designation" in 2003. The Old Methodist Church sanctuary was built in 1913 and is listed as a "High Contributing" property in the Rockwall Historic Survey. The applicant has been working with the Code Enforcement Department and the Building & Standards Commission in an effort to bring the building into compliance with the Property Maintenance Code.

2 The applicant has provided exterior elevations as well as Specifications and Details for
4 Exterior Window and Door Restoration that illustrate the proposed scope of work for
6 the C of A. The drawings show restoration of existing window/door frames and sashes
8 where possible. Where frames and sashes can not be restored the applicant is
proposing replacement of in-kind materials to match existing. In addition the applicant
is requesting that the glazing be clear glass at this time with stained glass to be
reinstalled at a later date.

10 The elevations also show a new bath ceiling and porch railing on the north facade; 1/2"
12 Gypsum Board with sand texture finish and 1" x 6" trim on all facades; metal roof
ceiling repair. These items are not part of the C of A application and may require a
separate C of A.

14 Pittman opened the public hearing.

16 Norman Alston, Architect addressed the board requesting approval of the request and
18 to answer questions.

20 Vicki Lovett, applicant addressed the board requesting approval of the request and to
22 answer questions.

24 Pittman closed the public hearing.

26 The board discussed the installation of new windows and doors.

28 Mr. Alston requested that the board approve just the windows and he would bring the
doors back next month in a different CofA application in an effort to address concerns
the board had with the doors.

30 Ramsay made a motion to deny the request from Vicki Lovett for a Certificate of
32 Appropriateness (CofA) for the renovation/restoration to exterior doors and windows;
restoration/replication of frames and sashes as needed. The subject site is zoned (GR)
34 General Retail district, situated at 102 North Fannin and 303 East Rusk and is
identified as a "High Contributing" property with in the Rockwall Historical Survey.

36 Davis seconded the motion. The motion was voted on and passed by a vote of 5 to 1.
38 Pittman voted against.

40 ACTION ITEMS

42 Discuss and take any action necessary on the creation of the North Goliad Historic Overlay District.

44 Staff presented an overview of information regarding the proposed guidelines.

46 The board decided after much discussion to proceed with the creation of the north
Goliad Historic Overlay District.

2 **Discuss and take any action necessary on updating the City of Rockwall Historic**
3 **Property Survey.**

4
5 Russo made a motion to proceed with the updating of the historic property survey and
6 the survey should include landmark properties.
7 Holcomb seconded the motion. The motion was voted on and passed by a vote of 6 to
8 0.

10 **Discuss and take any action necessary on expansion of the Historic Overlay District.**

12 The board discussed the possible expansion of the historic overlay district.

14 **Discuss and take any action necessary on the Historic Preservation Advisory Board's**
15 **relationship to the Downtown Plan.**

16
17 Ramsay stated that this board should recommend to city council that Sherry Pittman be
18 appointed to the citizens committee that will be involved with the downtown plan. This
19 will allow that this board will not only be involved but also informed. Davis stated that
20 she understands that someone from the downtown merchant's board would also be
21 appointed to that committee. She stated she would be interested in serving on that
22 committee.

24 **DISCUSSION ITEMS**

26 **Interurban recognition signage.**

28 Russo stated he feels that Interurban plays an important roll in Rockwall history and
29 would like to see signage in the park area marking the Interurban railroad.

30
31 **ADJOURNMENT**

32 There being no further business, the meeting was adjourned at 9:09 p.m.

34 These minutes were approved on November 17, 2005.

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**Historic Preservation Advisory Board Meeting
December 15, 2005**

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CALL TO ORDER

The meeting was called to order by chairwoman, Sherry Pittman at 6:30 p.m. with the following members present; Ross Ramsay, Marge Holcomb, Mark Russo, Mary Hanrahan and Lynn Davis. Jason Potts was absent.

ACTION ITEMS

The chairwoman moved the following item to the front of the agenda.

Discuss and review a request from Phillips and Associates for a lighted sign located at 705 N. Goliad and take any action necessary.

Spencer outlined the request stating the applicant, Phillips & Associates, has applied for a commercial sign permit for the property at 705 N. Goliad. The sign is to be lighted which requires that the Historic Preservation Advisory Board to review this permit for compliance with the requirements of the Old Rockwall Historic District Guidelines. We have included that section with this memo. The guidelines basically state that lighted signs need to be approved on a case-by-case basis. We would recommend that the lighting for proposed sign not spill over onto any adjoining property or into the street. Additionally that the sign be a single free-standing and/or "swinging" sign with one or two support standards with a maximum size of sixteen (16) square feet. A separate sign permit issued by the Building and Inspections Department is also required.

Misty Phillips, applicant addressed the board requesting approval of the request and to answer questions.

Hanrahan made a motion to approve the request from Phillips and Associates for a lighted sign located at 705 N. Goliad subject to staff conditions.

Davis seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

PUBLIC HEARING ITEMS

H2005-011: (Staff)

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

Spencer outlined the request stating the applicant, His Covenant Children, has submitted a request for a Certificate of Appropriateness to restore/renovate exterior doors and windows to the Old Methodist Church sanctuary. The subject 0.659-acre, General Retail zoned site was given "Landmark Designation" in 2003. The Old

2 Methodist Church sanctuary was built in 1913 and is listed as a "High Contributing"
property in the Rockwall Historic Survey. The applicant has been working with the
4 Code Enforcement Department and the Building & Standards Commission in an effort
to bring the building into compliance with the Property Maintenance Code.

6 The applicant has provided exterior elevations as well as Specifications and Details for
Exterior Window and Door Restoration that illustrate the proposed scope of work for
8 the C of A. The drawings show restoration of existing window/door frames and sashes
where possible. Where frames and sashes can not be restored the applicant is
10 proposing replacement of in-kind materials to match existing. In addition the applicant
is requesting that the glazing be clear glass at this time with stained glass to be
12 reinstalled at a later date. The applicant has included a preliminary estimate of
construction cost and a phasing plan for the restoration of the historic church
14 sanctuary.

16 Pittman opened the public hearing.

18 Norman Alston, Architect addressed the board requesting approval of the request and
to answer questions.

20 Vicki Lovett, applicant addressed the board requesting approval of the request and to
22 answer questions.

24 Pittman closed the public hearing.

26 The board discussed the installation of new windows and doors.

28 Russo made a motion to approve the request from Vicki Lovett for a Certificate of
Appropriateness (CofA) for the renovation/restoration to exterior doors and windows;
30 restoration/replication of frames and sashes for the subject site situated at 102 North
Fannin and 303 East Rusk subject to the following conditions:

- 32
- 34 1. That the stained glass be replaced within calendar year 2008.
 - 36 2. That any further restoration not listed within the phasing plan be subject to
review and the requirements of a certificate of appropriateness (C of A).
 - 38 3. The glazing be opaque, not allowing the inside of the structure to be seen.
 4. The applicant return to January, 2006, HPAB meeting for approval of opaque
glass coating.

40 Holcomb seconded the motion. The motion was voted on and passed by a vote of 5 to
42 1. Pittman voted against.

44
46 **Discuss and take any action necessary on the creation of the North Goliad Historic
Overlay District.**

Staff presented an overview of information regarding the proposed guidelines.

2

The board decided after much discussion to receive direction from Staff at the January 19, 2006, HPAB meeting regarding the possible options for the North Goliad District.

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ADJOURNMENT

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There being no further business, the meeting was adjourned at 8:52 p.m.

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These minutes were approved on January 19, 2006.